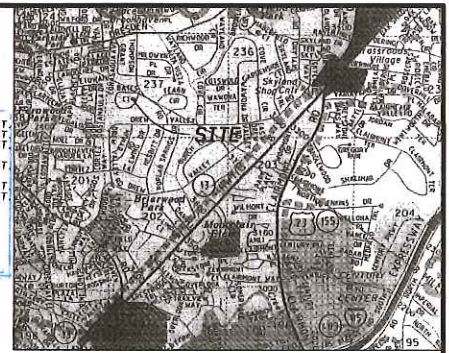


OWNER:
RENAISSANCE DEVELOP
PO BOX 720357
ATLANTA, GA 30358
CONTACT: WARREN SIOZYK
CELL: 404-867-9008

POST DEVELOPED IMPERVIOUS:
HOUSE = 2160 SQ. FT.
SCREEN PORCH = 86 SQ. FT.
FRONT PORCH = 232 SQ. FT.
BACK PORCH/DO = 326 SQ. FT.
STEPS & LANDING = 89 SQ. FT.
DRIVEWAY = 820 SQ. FT.
TOTAL COVERED = 3519 SQ. FT.
LOT AREA = 9171 SQ. FT.
LOT COVERAGE = 38.4%



LOCATION MAP
1"=2000'

SURVEY NOTES:

1. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 101,213 FEET.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE AND HAS ADJUSTED USING THE COMPASS RULE.
3. EQUIPMENT = TOPCON GPT 6205A ROBOTIC STATION
4. DATE OF SURVEY: 10-02-13
5. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP COMMUNITY NUMBER 130065, PANEL 0052J, DATED MAY 16, 2013, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
6. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.

SURVEY REFERENCES:

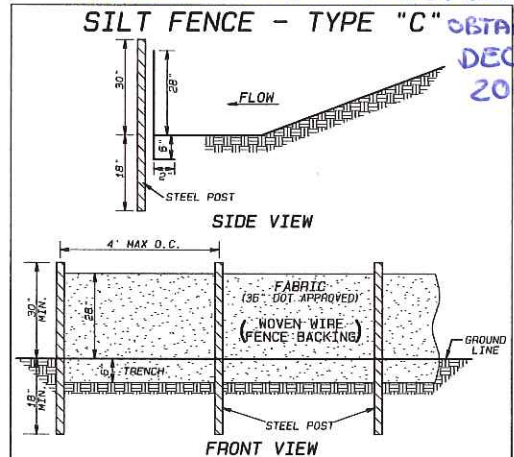
1. PLAT OF HILLWOOD SUBDIVISION RECORDED IN PLAT BOOK 15, PAGE 163.

REF: VARIANCE ZBA 13-46 DATED DECEMBER 18, 2013 FOR FRONT AND BACK SETBACKS.

SCREEN PORCH SETBACK VARIANCE

SILT FENCE - TYPE "C" OBTAINED

DEC 2014



TREE ABBREVIATIONS

CH - CHERRY
DH - DOGWOOD
MAP - MAPLE
MUL - MULBERRY
P - PINE
POP - TULIP POPLAR
SG - SWEETGUM

TREE SYMBOL LEGEND

- EXISTING TREE
- TREES OFF PROPERTY
- TO BE REMOVED
- LOST TREE (ONE TO REMAIN ON SITE NOT TO BE REMOVED AS NOTED)
- REPLACEMENT TREE (2.5" CALIPER TYP.)
- TREE SAVE - 4" ORANGE MESH FENCE (TYP.)

TREE LIST
TOTAL INCHES = 101"
(NOT INCLUDING 23" ROW TREE)

TREES SAVED WITH ZERO IMPACT
(TREE DATA INCLUDED IN TREE REQUIREMENT CALCULATIONS)

- (1) 19" HARDWOODS, 5.4 UNITS

TREES BEING REMOVED:

- (1) 20" HARDWOOD
- (1) 26" HARDWOOD

TOTAL TREES=2
TOTAL INCHES=46"

TREES SAVED WITH IMPACT

(ROW TREE DATA EXCLUDED FROM TREE REQUIREMENT CALCULATIONS)

- (1) 23" HARDWOOD RIGHT-OF-WAY TREE
- (1) 36" HARDWOOD 27.6% OF CRZ IMPACTED

TOTAL TREES=1
TOTAL INCHES=36"

TREE REQUIREMENT CALCULATIONS (AFTER REPLANTING)

- 1) .25% OF 4" = 1.0 TREES REQUIRED
- OR
- 120" X 0.211 ACRES = 25.32" REQUIRED
- 2) 15 UNITS X 0.211 ACRES = 3.165 UNITS REQUIRED
- 1) 2 TREES TO REMAIN ON-SITE (REQUIREMENT SATISFIED)
- OR
- 55" TO REMAIN ON-SITE (REQUIREMENT SATISFIED)
- 2) 5.4 UNITS TO REMAIN ON-SITE (REQUIREMENT SATISFIED)

CALL BEFORE YOU DIG
811
"TTS THE LAW"

TREE PROTECTION NOTES:

1. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
2. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
3. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
4. NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE SAVE AREAS.
5. ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR TWO GROWING SEASONS AFTER THE DATE OF FINAL INSPECTION.

MULCHING APPLICATION REQUIREMENTS

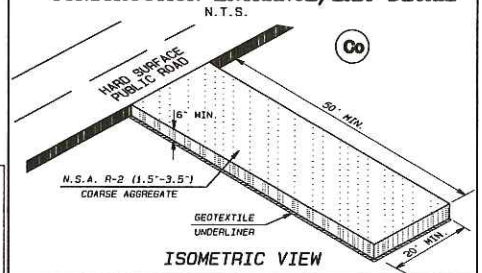
MATERIAL	RATE	DEPTH
STRAW OR HAY	2.5 TON/ACRE	6"-10"
WOOD WASTE, CHIPS, SANDUST, OR BARK	6-9 TON/ACRE	2"-5"
CUTBACK ASPHALT	1200 GAL/ACRE OR 1/4 GAL/SQ. YD.	
POLYETHYLENE FILM	SECURE WITH SOIL, ANCHORS, WEIGHTS	
GEOTEXTILES, JUTE MATTING, NETTING	SEE MANUFACTURER'S RECOMMENDATIONS	

CONSTRUCTION SCHEDULE:

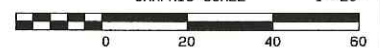
THE ESCAPE OF SEDIMENT FROM SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

WEEK 1	INSTALL EROSION CONTROL DEVICES, SPECIFICALLY THE CONSTRUCTION ENTRANCE EXIT (Co), SILT FENCE (Sd1).
WEEKS 1-4	GRADING AND CHECK EROSION CONTROL DEVICES
WEEK 4	TEMPORARY GRASSING
WEEK 5	UTILITIES
WEEKS 6-11	POUR BUILDING SLAB
WEEK 11	ERECT HOUSE
WEEK 12	TEMPORARY GRASSING
WEEK 12	POUR AND FINISH DRIVE, WALKS
WEEK 12	REMAINING UTILITIES
WEEK 13	FINISH FINAL LANDSCAPING BY PLANTING, SEEDING AND FERTILIZING PERMANENT VEGETATION AREAS AS SHOWN ON PLAN.
WEEK 14	FINAL STABILIZATION OF SITE.

CONSTRUCTION ENTRANCE/EXIT DETAIL

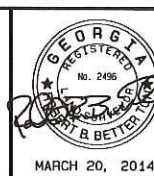


GRAPHIC SCALE



6975
JOS NUMBER
FILE NUMBER
DATE
MARCH 20, 2014
SHEET NUMBER
1 OF 2
CHECKED BY
1" = 20'
SCALE
DRAWN BY
6975

SITE PLAN
GRADING, EROSION CONTROL & TREE PLAN
PART OF LOT 6, BLOCK B
HILLWOOD SUBDIVISION, UNIT 1
LOCATED IN:
LAND LOT 237, 18TH DISTRICT,
DEKALB COUNTY, GEORGIA, CITY OF BROOKHAVEN
PREPARED FOR:
RENAISSANCE DEVELOPMENT CORP.



BETTERTON
SURVEYING & DESIGN, INC.
LAND SURVEYING/PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN

950 WEST SANDTOWN ROAD
MARIETTA, GEORGIA 30064
(678) 483-0242

REVISION RECORD	4-13-14	ADDRESS COMMENTS
DATE	2-02-15	ADJUST IMPERVIOUS
BY		
REVISION		